

Cypress Ridge – LMS 4529

Council Meeting Minutes

February 19, 2026

PRESENT

President: Keith D'Costa
Vice President: Laura Mills
Treasurer: Jay Sethi
Secretary: Jennifer Sun
Member: Ivan Morton

ABSENT

Member: Jeremy Wong

CALL TO ORDER:

The meeting was called to order at 7.00pm.

ADOPTION OF PREVIOUS MEETING MINUTES & AGENDA:

The majority of Strata Council approved the minutes from the council meeting held on January 22, 2026, as circulated with one objection.

The agenda for the present meeting was approved.

DEPRECIATION REPORT:

Council was unable to fully discuss the report as the updated 5- year Cash Flow Model and 10-year Cash Flow Model from **Reliance** have not yet been received.

Council reviewed several observations in the current draft and will raise these items with **Reliance** when requesting the updated report.

Council noted that the **Depreciation Report** serves as a guideline, to aid in prioritizing repairs, maintenance, and long-term planning.

MAINTENANCE & LANDSCAPING:

a.) Annual Fire Inspection: The annual fire inspection has been confirmed for April 8, 2026. **ELITE Fire Protection** will be onsite starting at 8:00 am.

b.) Maple Tree Removal: Council approved the removal of the large maple tree at the center of the property.

Bartlett Tree Experts' report and quote were approved, with work scheduled for April 4, 2026. Council also approved Bartlett's quote for annual tree maintenance services.

c.) Cedar Fence Repairs: Council has received one quote and is awaiting a second.

d.) Catch Basin & Drainage Flushing: Flushing of catch basins and drainage has been approved. **EdenFlo** will be onsite February 25, 2026.

e.) Roof Maintenance: Council will be obtaining quotes for a regular roof maintenance contractor. Moss growth has been observed on several roofs.

f.) Garage Door Repair: A garage door damaged by a visitor to another unit has been repaired.

g.) Rain Gutters: Council will be reviewing the rain gutters that were previously reported as an issue and then repaired.

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CORRESPONDENCE:

a.) Renovation Request: Correspondence received from an owner requesting approval to:

- Replace an electric cooking range with a gas range
- Upgrade all washrooms

Council reviewed and approved the request following strata bylaws and required permits.

b.) Moisture Concern: Correspondence was received about a moisture issue on a garage ceiling. Council will arrange for a contractor to investigate.

Reminders:

- *Cleaning Up After Your Pets: The council would like to remind residents to adhere to the bylaws regarding pet ownership. Please ensure that you clean up after your pets at all times, as the outdoor spaces are shared and enjoyed by everyone in the complex.*
- *Parking Enforcement Visitor Parking & Fire Lane Misuse: The Strata Council would like to remind owners to respect the Visitor parking & Fire Lane parking bylaws. The Strata Council will be monitoring this closely, as they have noticed an increase in the misuse of the visitor parking stalls & fire lanes.*

Thank you for your cooperation and in helping maintain a clean and respectful community environment.

New Business:

a.) Site Walk-Through: A council site walk-through and inspection is scheduled for April 6th, 2026, at 11:00 am.

b.) Next Council Meeting: The next council meeting will be held on March 5, 2026, at 7:00 pm, with the strata agent in attendance.

c.) Future Meetings with Strata Agent: Additional meetings with the Strata Agent are tentatively scheduled for: May 7, 2026; September 3, 2026 & October 15, 2026.

Adjournment:

There being no further business, the meeting was adjourned at 7:46 pm.

Strata Council for LMS 4529 Cypress Ridge
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